





Hurstleigh, Clunton, Craven Arms, SY7 0JA
Offers In The Region Of £475,000

This former estate cottage has been our client's family home for over 36 years. Over the years the property has been extended to accommodate the growing family and now provides extensive accommodation briefly comprising: entrance porch, entrance hall, three reception rooms, large kitchen/breakfast room, conservatory and downstairs WC/utility room. Upstairs the property has five bedrooms (four doubles and one single) together with a family bathroom and a separate shower room.

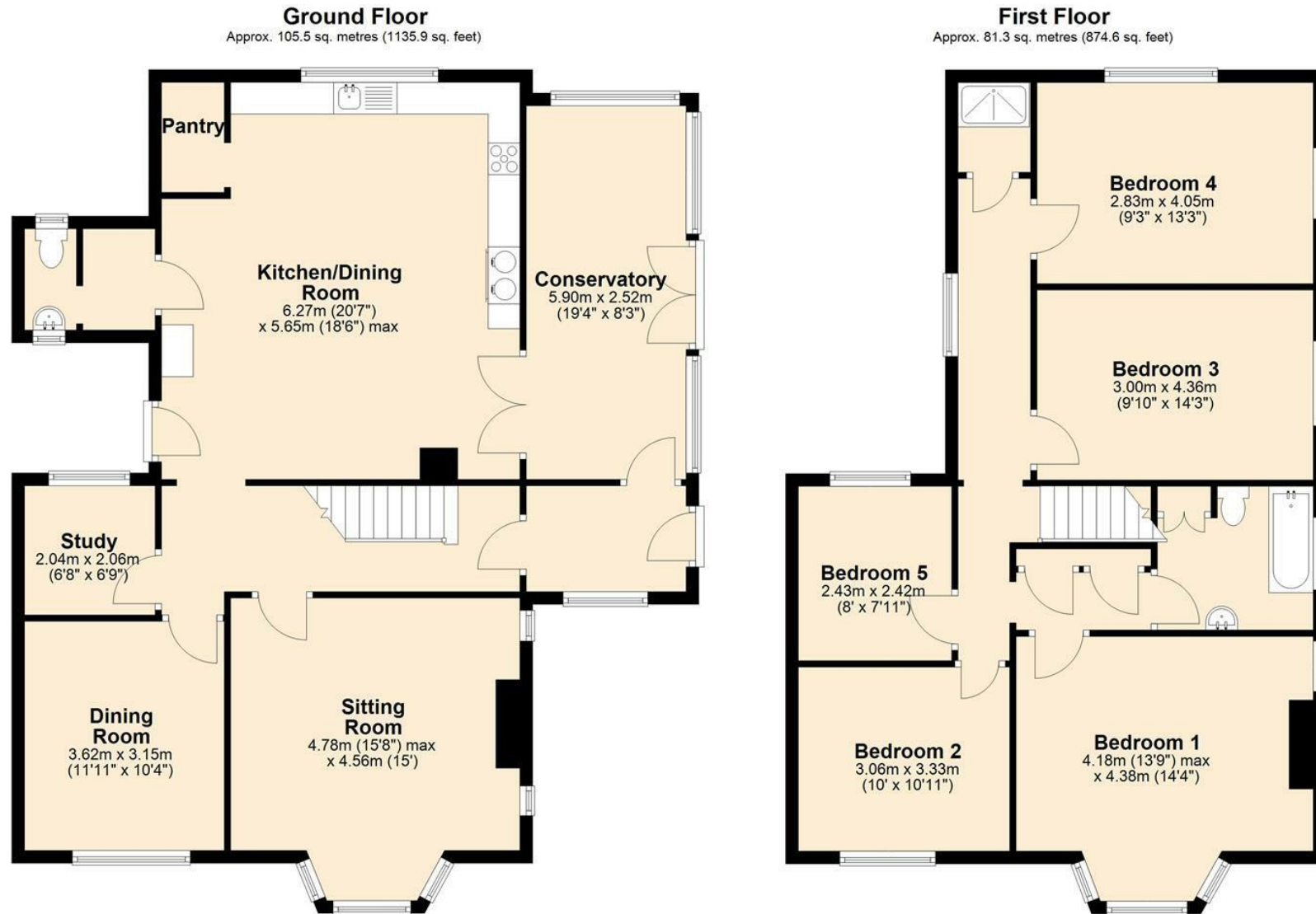
The property is set in a large garden, with large vegetable plot incorporating small orchard area. There is also a summer house, store, workshop, adjoining paddock extending to approximately 1.1 acres or thereabouts. (Further adjoining land extending to approximately 7.06 acres is also available by separate negotiation). Hurstleigh has the benefit of oil heating and wood framed double glazing.

The property is set in open countryside just outside the pretty village of Clunton which has its own pub. More extensive amenities can be found at the neighbouring towns of both Clun, Bishops Castle and Craven Arms, all within a short drive. This is a truly unique opportunity to acquire a property of this nature. Early inspection is advised.





Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 186.8 sq. metres (2010.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Entrance Porch

With built-in shelving and cloaks rack, wall light point, wood framed double glazed window to the front overlooking fields and countryside, glazed and wooden door to conservatory, further glazed and wooden door to:

Entrance Hall

With quarry tile flooring, radiator, central light point, telephone point, door to use under stairs storage cupboard with lighting point, staircase leading to first floor.

Entrance hall gives access to:

Sitting Room

15'8 x 15 max (4.78m x 4.57m max)

With log burner set to original chimney breast with raised granite hearth and alcoves to both sides with built-in shelving and cupboards, central light point, coving to ceiling, four wall light points, and power points, wood framed double glazed window to the front enjoying lovely open up outlooks over wooded hillside, with further matching window to the side overlooking fields.

From entrance hall archway through to:

Inner Hallway

Gives access to:

Dining Room

11'11 x 10'4 (3.63m x 3.15m)

Presently being used as a second sitting room with radiator, power and lighting points, TV aerial socket, coving to ceiling, wood framed double glazed window to the front enjoying lovely open outlook over wooded hillside.

Study

6'8 x 6'9 (2.03m x 2.06m)

With radiator, power and lighting points, wood framed double glazed window to the rear.

Large Kitchen/ Breakfast Room

20'7 x 18'6 max (6.27m x 5.64m max)

With range of shaker style units comprising stainless steel 1 1/2 bowl single drainer sink unit set into granite work surfaces extending to two sections ,with range of cupboards under and tiled splashback. Built-in propane gas hob with extractor hood above, space and plumbing for dishwasher, Rayburn cooking range with recessed lighting above with cupboard set to the sides. Central Island unit with granite worktop with range of further cupboards and drawers under. Matching bank of units set to adjacent wall with further range of built-in cupboards, built-in electric oven, microwave and steam oven, further recess suitable for American style fridge freezer. Quarry tiled flooring, range of recess spotlights ample power points, wood framed double glazed windows to the rear overlooking rear gardens and woodland beyond. Further window to the side overlooking conservatory. Door

to built-in larder with two built-in cool drawers, granite worktop and extensive range of shelving and lighting.

From kitchen door to:

Utility/ Downstairs WC

With space and plumbing set for washing machine, WC and Belfast sink, quarry tiled flooring, fully tiled to WC area, wood framed double glazed windows to the front and rear, extensive range of built-in shelving and power points. Glazed and wooden service door lead to small enclosed yard to the rear.

From Kitchen glazed wooden double doors lead to:

Conservatory

19'4 x 8'3 (5.89m x 2.51m)

With slate tiled flooring, radiator, lighting points, wood framed double glazed to windows overlooking field and woodland, built-in double French doors giving access to gardens.

From entrance hall stairs lead to:

Landing

With wood framed double glazed window to the side, range of built-in storage cupboards and lighting points.

Landing giving access to bedroom accommodation comprising:

Bedroom One

13'9 x 14'4 max (4.19m x 4.37m max)

With radiator, power and lighting points, two wall light points, wood framed double glazed window to the front enjoying lovely the open outlooks over the River Clun and surrounding countryside with wooded hillside beyond. Further matching window to side overlooking fields.

Bedroom Two

10 x 10'11 (3.05m x 3.33m)

With radiator, power and lighting points, wood framed double glazed window to the front with similar views to bedroom one.

Bedroom Three

9'10 x 14'3 (3.00m x 4.34m)

With radiator, power and lighting points, access to roof space, wood framed double glazed window to the side enjoying lovely open outlook over fields and joining woodland.

Bedroom Four

9'3 x 13'3 (2.82m x 4.04m)

With radiator, power and lighting points, wood framed double glazed window overlooking gardens to the rear and woodland, further matching window to side overlooking fields.

Bedroom Five

8 x 7'11 (2.44m x 2.41m)

With radiator, power and lighting points, wood framed double glazed window to the rear.

Family Bathroom

Fitted with white suite comprising panel bath with fitted Titan electric shower unit and glazed side screen, pedestal wash basin and WC, fully tiled to walls, central light point, chrome heated towel rail, double doors to built-in airing cupboard enclosing lagged cylinder, wood framed double glazed window to the side overlooking field.

Shower Room

With shower cubicle and lighting point.

Outside Front

The property is approached through double five bar wooden gates leading onto tarmac driveway with turning area, providing extensive off-road parking. Front gardens laid to lawn and enclosed by variety of mature hedging and wicket style fencing. Paved pathway extends down the side the property giving access to the front door and conservatory leading to:

Rear Gardens

Large paved area situated to the rear of the property with built-in barbecue and retaining wall, external oil boiler supplying domestic water and central heating set to the rear of the property. From paved area steps lead up to large rear gardens laid to lawns with central paved pathway, incorporating large vegetable garden areas with soft fruit section and further orchard area with a variety of fruit trees. Brick built and wood framed greenhouse/potting shed.

Summer house and adjoining store

At the top of the garden there is a decking area with wooden constructed summer house and store. Both with power and lighting and enjoying lovely, elevated views over surrounding fields and countryside.

Galvanised Workshop

Behind the summer house is a further workshop with double wooden doors, power and lighting, windows to side and rear.

Paddock

This is situated to the side of the property and extending to approximately 1.1 of an acres or thereabouts with access off the main driveway and further gated access at the top of the garden. Further adjoining land is available by separate negotiation, please ask agents for further information. A diesel generator is also available by separate negotiation.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. The property has oil central heating and private sewerage. We understand the Broadband Download Speed is: 17 mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Craven Arms take the B4368 Clun Road, travel through the villages on Ashton on Clun and Clunton itself.

About a mile further on from Clunton, Hurstleigh is situated on the right hand side indicated by the for sale sign. From Bishop's Castle take the A488 Clun Road. On reaching Clun go out on the B4068 Craven Arms Road.

After approximately a mile and a half Hurstleigh is situated on the left hand side indicated by the for sale sign.

Viewing arrangements

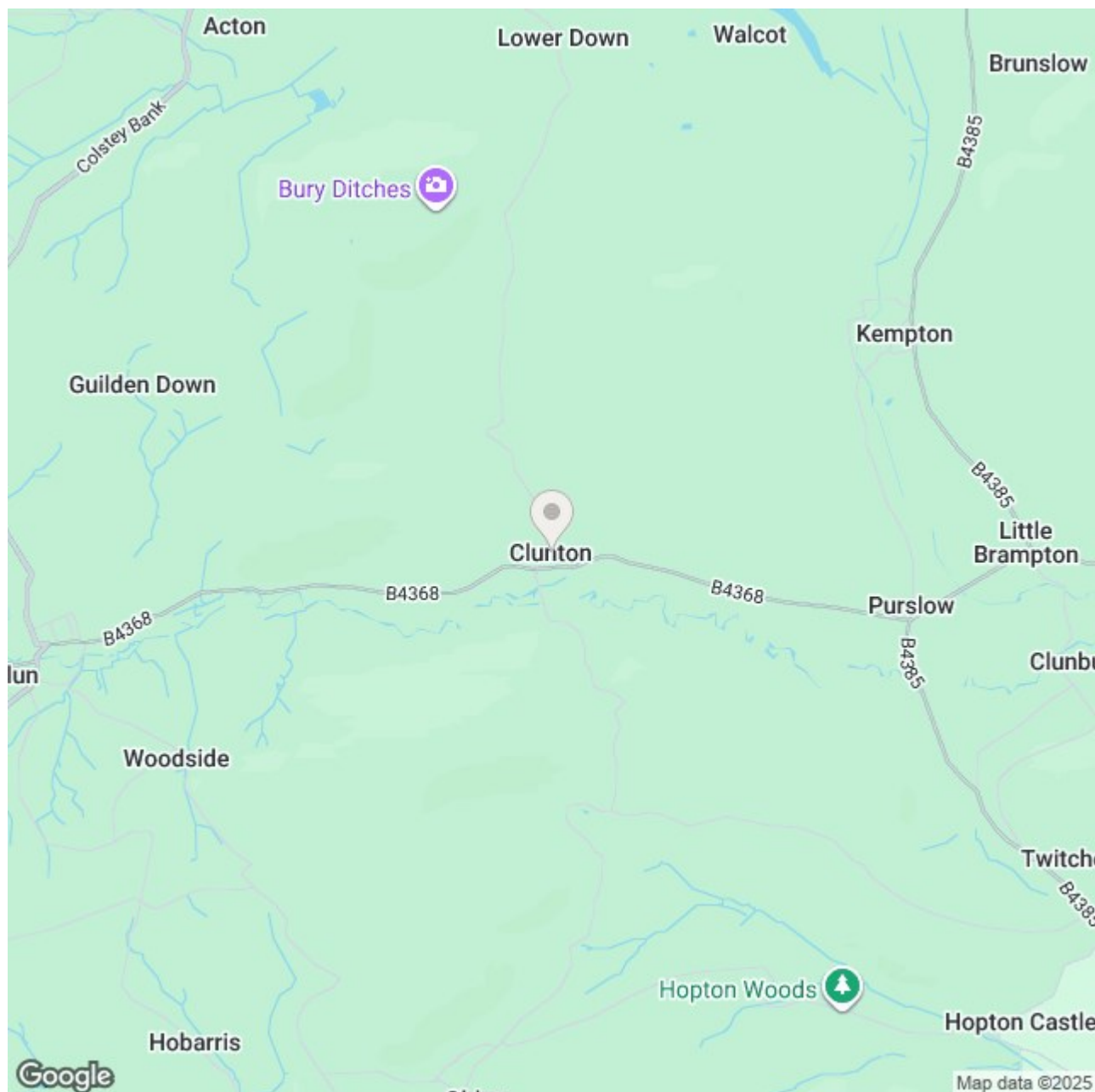
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.